REVISED EXHIBIT B CONDITIONS OF APPROVAL
TRACT 3053 (HURLEY RANCH SUB2013-00009)
PLANNING COMMISSION HEARING APRIL 28, 2016

Approved Project

1. A Vesting Tentative Tract Map 3035 to subdivide three existing parcels (total 66.5 acres) into 13 residential lots ranging in size from 5.10 to 5.29 gross acres each.

Access and Improvements

2. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
    a. Erhart Road shall be widened to complete the project frontage of A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
    b. Vetter Road shall be widened to complete the project frontage of an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
    c. A new road identified as Hurley Ranch Road on the tentative map shall be shall be constructed to an A-1 rural road within a minimum 50-foot dedicated right-of-way easement with additional easement width as necessary to contain all elements of the roadway prism.
    d. The intersection of the Erhart Road and Old Oak Park Road shall be improved to ensure adequate sight distance is achieved per County standard A-5a and A-5b.
    e. All roadway grading shall be done in accordance with Appendix Chapter 33 of the 1997 Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Offers, Easements and Restrictions:

3. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
    a. Road right-of-way along Hurley Ranch Road of sufficient width to contain all elements of the roadway prism.
    b. For road widening purposes a variable road right-of-way along Erhart Road and Vetter Road of sufficient width to contain all elements of the roadway prism.
    c. Drainage easement(s) as necessary to contain both existing and proposed drainage improvements where those improvements accept storm water from a public road.

Improvement Maintenance:

4. Roads and/or streets shall be maintained as follows:
    a. Erhard Road and Vetter Lane shall be accepted for County maintenance following completion and certification of the improvements. No maintenance financing service charge shall be required, as these streets/roads are already in the County-maintained system.
    b. Hurley Ranch Road shall not be accepted for County maintenance following completion and certification of the improvements. The developer shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building.

Grading:

5. Grading plans shall be prepared by a Registered Civil Engineer and submitted to the Department of Planning and Building for approval. The plan is to include, as applicable:
    a. Road plan and profile for the required onsite shared access road improvements.
    b. Drainage ditches, culverts, and other structures (if drainage calculations require).

c. Erosion and Sedimentation control plan for road related improvements.
d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

6. Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final tract map. The date and person who prepared the report are to be noted on the map.

Improvement Plans

7. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works for approval. The plan is to include, as applicable:
   a. Road plan and profile.
   b. Drainage ditches, culverts, and other structures (if drainage calculations require).
   c. Sedimentation and erosion control plan for subdivision related improvement locations.
   d. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
   e. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.

8. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

9. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Drainage

10. S~~ubmit~~ubmit a complete drainage calculations and drainage system design for all subdivision improvements to the Department of Public Works for review and approval. Drainage must be detained because Arroyo Grande Creek is not capable of carrying additional runoff. In addition, all subdivision improvements must be designed and constructed in accordance with the recommended BMPs as listed in Table 4.10 of the "Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study" (Swanson Hydrology & Geomorphology, January 2006), and county Public Improvement Standards. These BMPs shall include and not be limited to:
    i. Dispersing and/or slowing runoff with swales, infiltration trenches or similar
    ii. Controlling concentrated runoff with curb usage or culverts or similar
    iii. Soil stabilization with decomposed granite, retaining walls or slough walls or similar
    ~~i.~~ Sediment retention with staged catch or retention basins, vegetated filter strips or similar.~~complete drainage calculations to the Department of Public Works for review and approval. The design of the basin shall be prepared by a registered civil engineer and shall be approved by the Department of Public Works, in accordance with county standards. The watercourse and drainage facilities immediately downstream of this~~

~~project do not have adequate capacity to accept additional runoff. Drainage plans shall demonstrate Best Management Practices (BMP) aimed at reducing long-term, chronic input of sediment from future point sources. These BMP shall include and not limited to:~~

~~ii. Dispersing and/or slowing runoff with swales, infiltration trenches or similar~~

~~iii. Controlling concentrated runoff with curb usage or culverts or similar~~

~~iv. Soil stabilization with decomposed granite, retaining walls or slough walls or similar~~

~~v. Sediment retention with staged catch or retention basins, vegetated filter strips or similar.~~

~~vi.~~

~~vii.~~iv. ~~For full reference of these recommended BMPs, refer to the Table 4.10 of the Swanson Study in Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study (Swanson Hydrology & Geomorphology, January 2006). Copy can be obtained from County of San Luis Obispo Public Works Department.~~

11. Submit a stormwater pollution control plan to the Department of Public Works for review and approval. Project runoff must be collected in a private ~~public~~ retention or detention basin, and any discharge leaving the site shall not be greater than pre-development discharge.

12. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Utilities

13. All new electric power, gas, telephone and cable television services shall be completed to each new parcel and ready for service. All lines shall be installed underground. Applicant responsibilities for gas, electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.

14. **Prior to final map recordation**, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.

Wastewater Disposal

15. **Prior to recordation of the final map,** applicant shall submit to and be jointly approved by the County Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer for **each proposed Lot 2 to 13**. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must perform a minimum of three (3) percolation test holes, to be spaced uniformly in the area of the proposed sewage disposal system.

16. **Prior to final map recordation**, the applicant shall be required to submit information on the existing septic system on proposed Lot 1 (existing residence) and documentation of maintenance to the Environmental Health Department for review.

Private Road Name

17. The applicant shall apply to the Department of Planning and Building for approval of new street name **prior to the filing of the final tract map**. Approved street names shall be shown on the final tract map.

Fire Protection

18. **Prior to recordation of the final map, and issuance of construction permits for individual lots**, the applicant agrees to abide by the recommendations made by the CAL FIRE, in the letter dated September 25, 2013 and the Fire Safety Standards LUO Sec. 22.05.086.

Parks and Recreation (Quimby) Fees

19. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, **prior to filing of the final parcel or tract map**, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

20. **Prior to filing the final tract map**, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Mitigations

Air Quality

21. **AQ-1 Dust Mitigation. During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

    a. Reduce the amount of disturbed area where possible,
    b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (non potable) water should be used whenever possible.
    c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
    d. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
    e. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
    f. All dirt stock-pile areas should be sprayed daily as needed.

Aesthetics

22. **AES-1 No-Build Easement. Prior to approval of subdivision improvements and prior to recordation**, the applicant shall show the no-build/landscape easement as shown on the additional map sheet on all applicable construction plans, which is intended to 1) retain existing large shrubs and trees and 2) provide for additional landscaping, as needed, and 3) protect sensitive plant and animal habitats. All smaller trees within this easement shall be retained. No trimming of any tree shall be allowed unless it is clearly shown to the County that trimming will eliminate an eminent health hazard. If necessary, screening landscaping for individual lots shall consist of fast growing, drought-tolerant, and properly sized to be in scale with the proposed structure

and surrounding native vegetation. The landscape plan shall be approved by the County. This shall be part of a second sheet of the tract map and included as a part of any individual construction permit application, and included in any CC&Rs developed for the tract.

Biological Resources

23. **BR-1 Open Space Easement Agreement. Prior to recordation of the final map**, the applicant shall enter into an agreement with the County, in a form acceptable to County Counsel, to create an open space easement (approximately 15 acres) located over the proposed subdivision outside of building envelopes. This open space easements shall be shown on the additional map sheet. The terms of the open space easement will allow only activities that help the long term protection of native plant species. No off-road vehicle use, crop production, equestrian uses, or other animal raising or keeping activities is allowed in the open space easement area. Leach lines may only be located within the easement areas outside of tree driplines when there is no other feasible area within the building envelope. These provisions for limited open space use shall be added to any CC&Rs developed for the project.

24. **BR-3 Manzanita – Protection. Prior to any grading work beginning of subdivision improvements and new residential development on Lot 6 and 11,** the two manzanita shall be flagged and avoided for protection. These areas to be protected shall be shown on all applicable construction plans. The protection devices shall be installed prior to any vegetation removal and remain in place throughout the grading and/or construction and or/ improvement phase(s). If it is determined at a later date that these two manzanitas will be impacted or removed, prior approval from the County shall be received. The County shall require replacement of each manzanita removed at 2:1 ratio on site within a location that will be protected in perpetuity. Documentation of survival of the replacement manzanitas after five years shall be provided to the County.

25. **BR-4 American Badger – Preconstruction Survey & Avoidance. No more than 30 days prior to ground disturbing activities associated with subdivision improvements/ development on individual lots**, a County-qualified biologist shall conduct a pre-construction survey within all potentially impacted areas of suitable badger habitat. If dens are discovered, they will be inspected to determine if they are currently occupied. If dens are determined to be inactive by the qualified biologist, they will be excavated by hand to prevent re-occupation prior to construction. If the qualified biologist determines that potential dens may be active during the *non-breeding season (May to December)*, the entrances of the dens shall be blocked with soil, sticks, and debris for three to five days to discourage the use of these dens prior to project disturbance. The den entrances shall be blocked to an incrementally greater degree over the three to five day period. After the qualified biologist determines that badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use during construction. If badgers are found during their *breeding and rearing season (May to December),* dens shall be avoided by a 200-foot buffer to protect them from construction activities. If these dens cannot be avoided after the breeding season has concluded, the above measures will be followed.

Prior to map recordation or final inspection of individual lot construction permits, a written report documenting all badger related activities (e.g. den flagging, monitoring, badger removal, etc.) shall be provided to the County. A copy of the report will also be provided to the CDFW.

26. **BR-5 Monarch Butterfly – Preconstruction Survey & Avoidance. Prior to ground disturbing activities associated with subdivision improvements or development on individual lots,** the site shall be surveyed by a qualified biologist for the presence of wintering Monarch butterflies if construction occurs during the Monarch butterfly overwintering period (November to February). The eucalyptus grove located along the southwestern edge of Lot 4,7,8,10 and 12 shall be avoided. If eucalyptus trees are proposed to be removed in the future, a County -qualified biologist shall determine if Monarch butterflies are utilizing the site for overwintering between November and February. If they are discovered to be overwintering, the Applicant or lot owner shall contact the County to address avoidance and mitigation measures.

27. **BR-6 California Red-legged Frog, Silvery Legless Lizard, and General Wildlife - No more than 15 days prior to ground disturbing activities related to subdivision improvements/ development on individual lots**, a County-qualified biologist shall conduct a pre-construction wildlife survey on the site in all potentially suitable habitats for additional special-status wildlife species. Due to the marginally suitable habitat present on site and distance to nearest documented occurrences, no protocol-level surveys are recommended. If previously undocumented sensitive species are discovered, the Applicant or lot owner shall consult with the County and/or the appropriate resource agencies prior to any work occurring on the site.

    A qualified biological monitor shall be present during all clearing, grubbing, and earthwork (up to one foot in depth) in or adjacent (within 50 feet) to suitable habitat (e.g., duff, seeps, creek, wetlands). Any wildlife observed will be relocated to suitable adjacent habitat well away from areas that will be disturbed.

28. **BR-7 Nesting Birds – Pre-Construction Survey & Protection. Prior to any vegetation clearing and grading associated with subdivision improvements or development on individual lots,** the Applicant shall avoid such construction activities during the typical avian nesting season (February 15 to August 15) to protect sensitive avian species and those species protected by the MBTA, If avoiding construction during this season is not feasible, a qualified biologist shall survey the area *within one week* prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged. A non-disturbance buffer of 50 feet will be placed around all non-sensitive, passerine bird species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until the Applicant's biologist has determined that the young have fledged. If special- status avian species are identified, no work will begin until an appropriate buffer is determined by consultation with the County's Environmental Coordinator, local CDFW biologist, and/or the USFWS.

29. **BR-8 Riparian – Wildlife Protection. Prior to the initiation of the construction of the subdivision road crossing and development on Lot 2, 4 and 13 (including access road),** a pre-activity wildlife survey shall be conducted by a County-approved, qualified biologist. The focus of this survey includes all special status wildlife species including the potentially-occurring reptiles (Silvery Legless Lizard) and amphibians (California Red-legged Frog) mentioned in the Biological Assessment for Hurley Tract (Terra Verde, Aug 2013).

30. **BR-9 Riparian - Other Agency Permits. Prior to the initiation of the construction of the subdivision road crossing and access road to Lot 13,** should the proposed development need to span the riparian corridor, or disturb any riparian habitat and/or wetland habitat, the Applicant and lot owner understand that they will need to contact the following agencies to determine the need for other state or federal permits: California Department of Fish and

Wildlife, U.S. Fish & Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers. When such permits are required, any applicable requirement shall be shown on applicable construction drawings and adhered to during construction. Copies of such Agency-approved permits shall be provided to the County prior to **issuance of construction permit and/or approval of subdivision improvement plan.**

31. **BR-11 Riparian – Setbacks & No-Build Easements.** All structures shall be set back 50 feet from the riparian corridor, as measured from edge of existing riparian vegetation. **Prior to approval of subdivision improvement plan**, an engineered survey shall be completed to establish the riparian edge. The 50 feet setback shall be shown on all applicable construction drawings submitted for County approval. These setback areas shall be recorded on separate tract map as a no-build easement and shall be maintained in perpetuity**.**

32. **BR-12 Erosion Control – Avoid Rainy Season.** Limit construction work in and around wetlands and waters as much as feasible. Construction activities shall occur only when conditions are dry. If this is not feasible or work will occur within perennial waterbodies, a dewatering plan or some other similar method shall be developed and the appropriate agencies shall be consulted to acquire appropriate permits **prior to the permit issuance for development on individual lots.**

33. **BR-13 Bioswale Planting.** Any proposed bioswale and/ or drainage feature(s) for both subdivision road and future development on individual lots shall be planted with native, hydrophytic plant species similar to species found on site.

34. **BR-14 Surface Water Protection**. **Prior to approval of subdivision improvement plan and/or construction permits for individual lots**, an erosion and sedimentation control plan shall be developed outlining BMPs, which shall be implemented to prevent erosion and sedimentation into the stream or wetland features during construction. Acceptable stabilization methods include the use of weed-free, natural fiber [i.e., non-monofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the project. For long-term site stabilization, native vegetation appropriate to the site will be planted to minimize erosion and sedimentation, as needed. The following general measures to minimize impacts to sensitive resources are recommended:

    a. The use of heavy equipment and vehicles shall be limited to the proposed project limits, driveway/road, and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits.
    b. All equipment and materials shall be stored at least 100 feet away from the stream and wetland features at the end of each working day. Secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the stream and/or wetlands when equipment must be staged, fueled, or repaired within 100 feet of the resource.
    c. During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 100 feet from the stream channel and wetland features. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering water bodies. In addition, all equipment and materials shall be stored/stockpiled away from the stream and wetlands. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

d. Prior to project initiation, all applicable agency permits with jurisdiction over the project area (e.g., CDFW) should be obtained (as necessary). All additional mitigation measures required by these agencies would be implemented as necessary throughout the duration of the project.

35. BR-16 Compliance/Monitoring. Prior to construction permit issuance and/or approval of improvement plans, all 1) native vegetation removal, and 2) sensitive habitat protection measures to be implemented during construction, shall be shown on all applicable grading/ construction or improvement plans and reviewed/ approved by the County (Planning and Building Dept.) **before any work or vegetation removal begins**. **During construction/ improvements** and for the **life of the project** all of the above measures shall be adhered to. **Prior to map recordation or final inspection/ occupancy of individual lot construction permits**, the applicant shall provide verification to the satisfaction of the County that the applicable measures above have been adhered to. **Prior to map recordation**, an Additional Map Sheet shall be provided for County review and approval to show protection measures to be followed for post recordation development.

36. BR-17 Oak Tree Removal/Protection. At the time of application for subdivision improvement plan and construction permits for development on individual lots, improvement plans shall clearly delineate all trees within 50 feet of the proposed improvements, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. A map clearly showing the locations of the impacted/ removed oak tree(s) larger than 6 inches at 4 feet height. For Lot 12 and 13, the following oak impacts are expected:

- Lot 12 Building Envelope: Development of Lot 12 has the potential to result in the impact and/or removal of oak trees #128 and 129.
- Lot 13 Access: The access driveway to Lot 13 would result in the removal of oak trees #168, 169, 173 and 174 and potential impacts to #161 and 175.
- Lot 13 Building Envelope: Development of Lot 13 has the potential to result in the impact and/or removal of oak trees #152 to 155.

Prior to any ground disturbing activities, adequate protection measures (e.g., sturdy fencing) per the approved construction plans, shall be installed to protect those trees identified to remain unharmed as well as to minimize impacts for those trees identified as being impacted. Protection measures shall remain in good working order during construction.

37. **BR-18 Tree Replacement. At the time of application for subdivision improvement plan and construction permits for development on individual lots including lots 12 and 13,** if oak trees are to be impacted or removed, a replacement plan shall be included which shows all trees (6" diameter or greater at 4 feet from ground) identified to be removed and impacted. Removed trees shall be replaced at a 4:1 ratio and impacted trees at a 2:1 ratio. Average tree planting density shall be no greater than 20 feet on center. The tree replacement plan shall also indicated the method for irrigation, mulching, caging and what amendments will be used until the plants are successfully established.

These seedlings will be cared for (e.g. adequate watering, weeding, remedial work) until they are successfully established. Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).

At the time of final inspection of subdivision improvements or construction permits, the applicant shall submit a letter from the qualified botanist stating that all of the required replacement/ landscaping vegetation was planted and any other related specified measures are in place (e.g., irrigation, mulching, etc.).

38. **BR-19 Tree Cost Estimate**. **Prior to recordation of final map or approval of subdivision improvement plans or final inspection for development on Lot 2, 8, 10, 12 and 13**, a cost estimate for a planting plan, installation of new trees, and maintenance of new trees for a period of five years shall be prepared by a qualified individual (e.g., landscape contractor) and shall be reviewed and approved by the County Department of Planning and Building. **Prior to initiation of subdivision improvements or site grading**, a performance bond equal to the cost estimate shall be posted by the applicant.

39. **BR-20 Tree Monitoring. Prior to recordation of the final map or final inspection for development on Lot 2, 8, 10, 12 and 13**, to guarantee the success of the new trees, the applicant shall retain a qualified individual (e.g., certified arborist, landscape architect/ contractor, certified nurseryman), to monitor the new trees' survivability and vigor until the trees are successfully established, and prepare monitoring reports, on an annual basis, for no less than five years. Based on the submittal of the initial planting letter, the first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the initially required vegetation is successfully established. Additional monitoring will be necessary if initially required vegetation is not considered successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of initially planted vegetation and approved by the Environmental Coordinator. The cost for the five year monitoring period shall be the responsibility of the applicant.

40. **BR-21 Drainage Modifications. At the time of application for subdivision improvement plans, grading permits and construction permits for individual lots**, the applicant shall clearly show on the project plans all revised drainage patterns that are within 100 feet upslope of any existing (oak) trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these oak trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage. If the historic drainage pattern and flow volume cannot be maintained for these trees, the drainage plan shall be submitted to the County for review. The County will determine the significance to the affected trees from the proposed drainage pattern changes and require appropriate replacement levels (up to 4:1 replacement ratio). The applicant agrees that at such time, the County recommended level of tree replacement along with any suggested measures to improve the success of existing and new trees will be completed. Additional monitoring of existing and/or replacement trees may also be required.

41. **BR-22 Oak Trimming. At the time of application for subdivision improvement plans, grading permits and construction permits for individual lots**, the applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks:
    a. Minimize removal of larger lower branches
    b. Avoid making tree top heavy and more susceptible to "blow-overs"
    c. Reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation
    d. Retain the wildlife that is found only in the lower branches

e. Retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers)
f. Retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance.
g. If trimming is necessary, the applicant agrees to either use a skilled certified arborist or apply techniques accepted by the International Society of Arboriculture when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

42. BR-23 Understory Protection. At the time of application for subdivision improvement plans, grading permits and construction permits for individual lots, the applicant agrees to the following to minimize impacts to the sensitive oak woodland understory habitat:

a. All native vegetation removal shall be shown on all applicable grading/ construction or improvement plans, and reviewed/ approved by the County (Planning and Building Dept.) before any work begins.
b. Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CDF. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation). Additional removal of non-native vegetation could be approved with a landscape plan.
c. Any CC&R's created shall include the above provisions to protect the native habitat.

Cultural Resources

43. CR-1 During any ground disturbing activities associated with the subdivision improvement or development on individual lots, per Section 22.10.040 of the County's Land Use Ordinance In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

a. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
b. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

Erosion, Sedimentation and Drainage Control

44. ER-1 Drainage Plan Required. Prior to recordation of the final map and issuance of construction permits on all lots, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.

45. ER-2 Erosion & Sedimentation Control Plan. Prior to recordation of the final map and issuance of construction permits on all lots, the applicant shall submit a sedimentation and erosion control plan per County Land Use Ordinance (Inland), Sec. 22.52.09) and incorporate measures into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize

temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices, final erosion control measures and best management practices (BMPS) to reduce long-term, chronic input of sediment from future point sources.

a. Slope surface stabilization: Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.
b. Erosion and sedimentation control devices: In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water, and revegetation with a rapid growing native seed mix.
c. Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.
d. Control of off-site effects: All grading activities shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.
e. Best Management Practices aimed to reduce long-term, chronic input of sediment from future point sources as recommended in the Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study (Swanson Hydrology & Geomorphology, January 2006).

46. ER-3 Stormwater Pollution Prevention Plan. At the time of application for subdivision improvement plans and construction permits for all lots , the Applicant shall provide the County evidence that a stormwater pollution prevention plan has been prepared meeting RWQCB standards. This Plan shall be retained on site **during construction**.

Condition Compliance/Environmental Monitoring

47. EM-1 Prior to approval of subdivision improvements and prior to recordation, the applicant shall submit an environmental compliance package to the Planning Department that details each /mitigation measure/condition of approval. This package shall verify how each condition of approval has been met or will be met, with supporting documentation.

48. EM-2 Environmental Monitor. **Prior to recordation of the final map and/or issuance of a grading permit for construction on all lots**, the applicant shall retain a qualified individual, approved by the County Environmental Coordinator, to monitor the mitigation measures and to provide satisfactory evidence to the County Environmental Coordinator that the above measure(s) has been completed, including the date of its completion.

The monitor will prepare a working monitoring plan that reflects the County-approved environmental mitigation measures/ conditions of approval. This plan will include (1) goals, responsibilities, authorities, and procedures for verifying compliance with environmental mitigations; (2) lines of communication and reporting methods; (3) daily/ weekly/ monthly and/annual reporting of compliance; (4) construction crew training regarding environmental sensitivities; (5) authority to stop work; and (6) action to be taken in the event of non-compliance.

As individual development is proposed, it will be reviewed by the County for the need of an environmental monitor. If an environmental monitor is determined necessary by the County, the monitor shall use the above process as it relates to the specific lot proposed for development.

49. **EM-3 Environmental Monitor - Reporting**. **Prior to recordation of the final map and/or final inspection of the construction for all lots,** the applicant's monitor(s) shall verify all mitigation measures has been successfully established / maintained, and prepare monitoring reports, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial completion date and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the measure has been successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain compliance with all mitigation measures.

Additional Map Sheet

50. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final tract map. The additional map sheet shall include the following:

Private ~~Road~~ Maintenance Disclosure

a. Notification to prospective buyers of private maintenance responsibilities and indicating the proposed maintenance mechanism ~~that~~for:
   i. ~~a~~New subdivision ~~ll subdivision~~ roads and streets ~~are to be privately maintained~~; ~~, indicating the proposed maintenance mechanism.~~
   ii. All private and shared drainage basins, swales, pipes, inlets, and related appurtenances (fences, landscaping, etc); and
   ~~i.~~iii. All private and shared post construction sediment control Best Management Practices.

Site Improvements

~~b. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.~~

~~c. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.~~

b. At the time of application for construction permits on any parcel, the applicant must submit a complete drainage calculations and drainage system design to the Department of Public Works for review and approval. Drainage must be *detained* on the property because Arroyo Grande Creek is not capable of carrying additional runoff. In addition, lot development must be designed and constructed in accordance with the recommended BMPs as listed in Table 4.10 of the "Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study" (Swanson Hydrology & Geomorphology, January 2006), and county Public Improvement Standards. These BMP's shall include and not be limited to:
   i. Dispersing and/or slowing runoff with swales, infiltration trenches or similar
   ii. Controlling concentrated runoff with curb usage or culverts or similar
   iii. Soil stabilization with decomposed granite, retaining walls or slough walls or similar
   iv. Sediment retention with staged catch or retention basins, vegetated filter strips or similar.

c. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.

d. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.

~~d. If a drainage basin(s) are needed, that the lot owner(s) are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall also be indicated as a building restriction.~~

e. The limits of inundation from a 100 year storm over Lot 13 shall be shown on the additional map sheet. Building sites shall be located out of areas subject to flooding and all future building permit submittals shall show compliance with County Code 22.14.060, Flood Hazard.

Aesthetics

f. **AES-2 Screening with Existing Trees. Upon submittal of construction permits for each lot**, plans shall show existing trees that are outside, but within 50 feet, of the building envelopes. Residences shall be located far enough away from these trees to avoid the need of trimming or removing any of these potential screening trees.

g. **AES-3 Color & Material Palette. Prior to issuance of construction permits on each lot**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County). Proposed residence shall have hipped roof forms or shaped to follow the sloped hill forms with rounded profiles. No projecting angles or long boxed ridgelines shall be allowed.

h. **AES-4 Exterior Lighting. Prior to issuance of construction permits on each lot**, the applicant shall provide a lighting plan showing shielded exterior street and home lighting in order to screen light sources from neighboring properties.

i. **AES-5 Visibility from Public Roads. Prior to issuance of construction permits for Lot 5, 6, 12 and 13**, the following shall be submitted to the County for review and approval;

   i. Building elevations along with a through-the-site cross section from the most visible points the closest public road that clearly illustrates the relationship between the

proposed development and the backdrop landforms (not including existing residences) to determine if silhouetting will occur with the proposed development. All efforts shall be made to avoid silhouetting (e.g., redesign, locate in less visible area, etc.)

ii. If any proposed structures could silhouette, the project shall complete a pre-construction visual study including, but not necessarily limited to, a pylon or stick simulation to represent the structure height at finished floor elevation to show that silhouetting will not occur. The design of two story structures shall avoid any large massing or large vertical or horizontal uninterrupted surfaces.

iii. Construction plans with information of materials, colors, location, and landscaping of the proposed residences showing the building(s) receding into the natural environment and screened from public road views.

iv. If screening landscaping is required, a five-year monitoring program shall be required to verify establishment of landscaping installed.

j. **AES-6 Building Envelope. At the time of application for construction permits for each lot**, the applicant shall clearly delineate the building site(s) and/or building control line(s) on the project plans, as shown on the approved tract map/site plan. With the exception of Lot 12 and 13, all new development (e.g. residences, detached garages, guest houses, sheds, septic tanks and leach lines) shall be completely located within the building envelope(s) and/or within the building control line(s). Lot 12 and 13 leach lines may be located outside the building envelopes, open space easement areas and driplines of existing/replanted coast live oak trees or other sensitive vegetation, as identified in the botanical report, to the minimal area necessary for such system to function effectively.

k. **AES-7 Cut & Fill Slope. At the time of application for construction permits for each lot**, the applicant shall clearly delineate the vertical height of all cut and fill slopes on the project plans and the border of cut slopes and fills rounded off to a minimum radius of five feet. No cut or fill area that will be visible from public roads shall exceed six feet in vertical height above or below the existing ground surface. For any visible cuts from key viewing areas previously identified, sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide at least 8" of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation.

l. **AES-8 Water Tanks. At the time of application for construction permits for each lot**, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from Old Oak Park Road, Vetter Lane and Erhart Road. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color, and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth.

m. **AES-9 Landscape Plan. At the time of application for construction permits for each lot**, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 22.16.040 of the San Luis Obispo County Land Use Ordinance and shall provide vegetation that will adequately blend the new development, including driveways, access roads, outbuildings, water tanks, etc., into the surrounding environment when viewed from Old Oak Park Road, Vetter Lane and Erhart Road.

n. Retaining walls, sound walls, and understories that exceed six feet in height shall be constructed in colors and tones compatible with the surrounding environment, and shall use textured materials and/or construction methods which create a textured effect, when viewed from Old Oak Park Road, Vetter Lane and Erhart Road. Landscaping that will either screen from in front or grow over from above the wall shall be established **prior to final inspection or issuance of a certificate of occupancy, whichever occurs first**.

Air Quality

o. **AQ-1 Dust Mitigation. During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

i. Reduce the amount of disturbed area where possible,
ii. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
iii. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
iv. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
v. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
vi. All dirt stock-pile areas should be sprayed daily as needed.

p. **AQ-2 Wood Burning.** No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

Biological Resources

q. **BR-2 Development Limitation. As a part of an additional map sheet of the tract map and included as a part of any individual construction permit application**,

and included in any CC&Rs developed for the tract, the following shall apply to the areas within the open space easement and remainder areas outside of the building envelopes:

i. No oak trees, or other visually significant vegetation, shall be impacted or removed. For Lot 2, 12, and 13, removal of trees shall be minimal to feasibly allow areas for leach fields;
ii. No activities (including grazing or the keeping of animals) shall be allowed that could adversely impact the sensitive vegetation, as defined in the Botanical Assessment (Appendix C, Terra Verde Environmental Consulting, 2013);
iii. Any removal of non-sensitive vegetation shall be done by hand, and by a qualified individual that can identify and avoid those sensitive species identified in the Botanical Assessment - Exhibit "A" (open space areas and building envelopes).
iv. All applicable plans submitted to the County for approval shall show open space areas and building envelopes, and all trees outside of the building envelopes shall be protected during all construction activities. Plans shall show how these trees will be protected from any disturbance/ compaction at 1-1/2 times the distance between the trunk and dripline edges (e.g., install sturdy fencing, install retaining walls, etc.). This protection shall be installed prior to construction work beginning and remain in effect during the entire construction phase.

r. BR-3 Manzanita – Protection. Prior to any grading work beginning of subdivision improvements and new residential development on Lot 6 and 11, the two manzanita shall be flagged and avoided for protection. These areas to be protected shall be shown on all applicable construction plans. The protection devices shall be installed prior to any vegetation removal and remain in place throughout the grading and/or construction and or/ improvement phase(s). If it is determined at a later date that these two manzanitas will be impacted or removed, prior approval from the County shall be received. The County shall require replacement of each manzanita removed at 2:1 ratio on site within a location that will be protected in perpetuity. Documentation of survival of the replacement manzanitas after five years shall be provided to the County.

s. **BR-4 American Badger – Preconstruction Survey & Avoidance. No more than 30 days prior to ground disturbing activities associated with subdivision improvements/ development on individual lots**, a County-qualified biologist shall conduct a pre-construction survey within all potentially impacted areas of suitable badger habitat. If dens are discovered, they will be inspected to determine if they are currently occupied. If dens are determined to be inactive by the qualified biologist, they will be excavated by hand to prevent re-occupation prior to construction. If the qualified biologist determines that potential dens may be active during the *non-breeding season (May to December)*, the entrances of the dens shall be blocked with soil, sticks, and debris for three to five days to discourage the use of these dens prior to project disturbance. The den entrances shall be blocked to an incrementally greater degree over the three to five day period. After the qualified biologist determines that badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use during construction. If badgers are found during their *breeding and rearing season (May to December),* dens shall be avoided by a 200-foot buffer to protect them from construction activities. If these dens cannot be avoided after the breeding season has concluded, the above measures will be followed.

Prior to map recordation or final inspection of individual lot construction permits, a written report documenting all badger related activities (e.g. den flagging, monitoring, badger removal, etc.) shall be provided to the County. A copy of the report will also be provided to the CDFW.

t. **BR-5 Monarch Butterfly – Preconstruction Survey & Avoidance. Prior to ground disturbing activities associated with subdivision improvements or development on individual lots,** the site shall be surveyed by a qualified biologist for the presence of wintering Monarch butterflies if construction occurs during the Monarch butterfly overwintering period (November to February). The eucalyptus grove located along the southwestern edge of Lot 4,7,8,10 and 12 shall be avoided. If eucalyptus trees are proposed to be removed in the future, a County -qualified biologist shall determine if Monarch butterflies are utilizing the site for overwintering between November and February. If they are discovered to be overwintering, the Applicant or lot owner shall contact the County to address avoidance and mitigation measures.

u. **BR-6 California Red-legged Frog, Silvery Legless Lizard, and General Wildlife - No more than 15 days prior to ground disturbing activities related to subdivision improvements/ development on individual lots**, a County-qualified biologist shall conduct a pre-construction wildlife survey on the site in all potentially suitable habitats for additional special-status wildlife species. Due to the marginally suitable habitat present on site and distance to nearest documented occurrences, no protocol-level surveys are recommended. If previously undocumented sensitive species are discovered, the Applicant or lot owner shall consult with the County and/or the appropriate resource agencies prior to any work occurring on the site.

A qualified biological monitor shall be present during all clearing, grubbing, and earthwork (up to one foot in depth) in or adjacent (within 50 feet) to suitable habitat (e.g., duff, seeps, creek, wetlands). Any wildlife observed will be relocated to suitable adjacent habitat well away from areas that will be disturbed.

v. **BR-7 Nesting Birds – Pre-Construction Survey & Protection. Prior to any vegetation clearing and grading associated with subdivision improvements or development on individual lots,** the Applicant shall avoid such construction activities during the typical avian nesting season (February 15 to August 15) to protect sensitive avian species and those species protected by the MBTA, If avoiding construction during this season is not feasible, a qualified biologist shall survey the area *within one week* prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged. A non-disturbance buffer of 50 feet will be placed around all non-sensitive, passerine bird species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until the Applicant's biologist has determined that the young have fledged. If special- status avian species are identified, no work will begin until an appropriate buffer is determined by consultation with the County's Environmental Coordinator, local CDFW biologist, and/or the USFWS.

w. **BR-8 Riparian – Wildlife Protection. Prior to the initiation of the construction of the subdivision road crossing and development on Lot 2, 4 and 13 (including access road),** a pre-activity wildlife survey shall be conducted by a County-approved, qualified biologist. The focus of this survey includes all special status wildlife species including the potentially-occurring reptiles (Silvery Legless Lizard) and amphibians

(California Red-legged Frog) mentioned in the Biological Assessment for Hurley Tract (Terra Verde, Aug 2013).

x. **BR-9 Riparian - Other Agency Permits. Prior to the initiation of the construction of the subdivision road crossing and access road to Lot 13,** should the proposed development need to span the riparian corridor, or disturb any riparian habitat and/or wetland habitat, the Applicant and lot owner understand that they will need to contact the following agencies to determine the need for other state or federal permits: California Department of Fish and Wildlife, U.S. Fish & Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers. When such permits are required, any applicable requirement shall be shown on applicable construction drawings and adhered to during construction. Copies of such Agency-approved permits shall be provided to the County prior to **issuance of construction permit and/or approval of subdivision improvement plan.**

y. **BR-10 Riparian Vegetation – Protection.** To minimize impacts to the riparian habitat, the applicant agrees to show on applicable drawings the following to be implemented **for the life of the project:**

i. All riparian vegetation shall be protected with a no-build easements shown on recorded maps. These no-build easements shall be shown on all applicable grading /construction or improvement plans.
ii. All development on site will have minimum setback requirements of at least 50 feet from all CDFW/County wetlands and at least 100 feet from federal wetlands and waters.
iii. No livestock shall be allowed within the riparian habitat area.
iv. All allowed uses within the riparian habitat area shall be “passive”, where the use will have either no or minimal impact on the habitat.

Any CC&R’s created shall include the above provisions to minimize impacts to the riparian habitat.

z. **BR-12 Erosion Control – Avoid Rainy Season.** Limit construction work in and around wetlands and waters as much as feasible. Construction activities shall occur only when conditions are dry. If this is not feasible or work will occur within perennial waterbodies, a dewatering plan or some other similar method shall be developed and the appropriate agencies shall be consulted to acquire appropriate permits **prior to the permit issuance for development on individual lots.**

aa. **BR-13 Bioswale Planting.** Any proposed bioswale and/ or drainage feature(s) for both subdivision road and future development on individual lots shall be planted with native, hydrophytic plant species similar to species found on site.

bb. **BR-14 Surface Water Protection**. **Prior to approval of subdivision improvement plan and/or construction permits for individual lots**, an erosion and sedimentation control plan shall be developed outlining BMPs, which shall be implemented to prevent erosion and sedimentation into the stream or wetland features during construction. Acceptable stabilization methods include the use of weed-free, natural fiber [i.e., non-monofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the project. For long-term site stabilization, native vegetation appropriate to the site will be planted to minimize erosion and sedimentation, as needed. The following general measures to minimize impacts to sensitive resources are recommended:

i. The use of heavy equipment and vehicles shall be limited to the proposed project limits, driveway/road, and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits.
ii. All equipment and materials shall be stored at least 100 feet away from the stream and wetland features at the end of each working day. Secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the stream and/or wetlands when equipment must be staged, fueled, or repaired within 100 feet of the resource.
iii. During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 100 feet from the stream channel and wetland features. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering water bodies. In addition, all equipment and materials shall be stored/stockpiled away from the stream and wetlands. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.
iv. Prior to project initiation, all applicable agency permits with jurisdiction over the project area (e.g., CDFW) should be obtained (as necessary). All additional mitigation measures required by these agencies would be implemented as necessary throughout the duration of the project.

cc. **BR-15 Sensitive Habitat Protection.** To minimize impacts to the sensitive habitat identified and mapped on the subdivision plan, the Applicant agrees to the following:
i. The sensitive vegetation areas, building envelopes and identified oak trees will be shown on the additional map sheet as shown on Figure 7: Sensitive Resources Map, Hurley Ranch Biological Assessment, Terra Verde August 2013, Oak Tree Inventory of Lot 12 and 13, Terre Verde February 2, 2016, and Tract 3053 Site Plan with Building Envelopes – Sheet TM-4, RRM Group – March 11, 2016. The sensitive habitat shall be protected during construction with highly visible and sturdy fencing.
ii. Vegetation removal of native habitat shall be minimized and limited to what is shown on the County-approved grading/ construction /improvement plans.
iii. Vegetation clearance or modification for fire safety purposes shall be limited to the minimum setbacks required by CAL FIRE. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/ trim only enough vegetation to create non-contiguous islands of native vegetation).
iv. No livestock shall be allowed within the native habitat area.
v. All allowed uses within the native habitat area shall be “passive”, where the use will have either no or minimal impact on the habitat.
vi. Any CC&R’s created shall include the above provisions to minimize impacts to the native habitat.

dd. **BR-16 Compliance/Monitoring. Prior to construction permit issuance and/or approval of improvement plans**, all 1) native vegetation removal, and 2) sensitive habitat protection measures to be implemented during construction, shall be shown on all applicable grading/ construction or improvement plans and reviewed/ approved by the County (Planning and Building Dept.) **before any work or vegetation removal begins**. **During construction/ improvements** and for the **life of the project**

all of the above measures shall be adhered to. **Prior to map recordation or final inspection/ occupancy of individual lot construction permits**, the applicant shall provide verification to the satisfaction of the County that the applicable measures above have been adhered to. **Prior to map recordation**, an Additional Map Sheet shall be provided for County review and approval to show protection measures to be followed for post recordation development.

ee. **BR-17 Oak Tree Removal/Protection. At the time of application for subdivision improvement plan and construction permits for development on individual lots,** improvement plans shall clearly delineate all trees within 50 feet of the proposed improvements, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. A map clearly showing the locations of the impacted/ removed oak tree(s) larger than 6 inches at 4 feet height. For Lot 12 and 13, the following oak impacts are expected:

- Lot 12 Building Envelope: Development of Lot 12 has the potential to result in the impact and/or removal of oak trees #128 and 129.
- Lot 13 Access: The access driveway to Lot 13 would result in the removal of oak trees #168, 169, 173 and 174 and potential impacts to #161 and 175.
- Lot 13 Building Envelope: Development of Lot 13 has the potential to result in the impact and/or removal of oak trees #152 to 155.

Prior to any ground disturbing activities, adequate protection measures (e.g., sturdy fencing) per the approved construction plans, shall be installed to protect those trees identified to remain unharmed as well as to minimize impacts for those trees identified as being impacted. Protection measures shall remain in good working order during construction.

ff. **BR-18 Tree Replacement. At the time of application for subdivision improvement plan and construction permits for development on individual lots including lots 12 and 13,** if oak trees are to be impacted or removed, a replacement plan shall be included which shows all trees (6" diameter or greater at 4 feet from ground) identified to be removed and impacted. Removed trees shall be replaced at a 4:1 ratio and impacted trees at a 2:1 ratio. Average tree planting density shall be no greater than 20 feet on center. The tree replacement plan shall also indicated the method for irrigation, mulching, caging and what amendments will be used until the plants are successfully established.

These seedlings will be cared for (e.g. adequate watering, weeding, remedial work) until they are successfully established. Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).

At the time of final inspection of subdivision improvements or construction permits, the applicant shall submit a letter from the qualified botanist stating that all of the required replacement/ landscaping vegetation was planted and any other related specified measures are in place (e.g., irrigation, mulching, etc.).

gg. **BR-19 Tree Cost Estimate**. **Prior to recordation of final map or approval of subdivision improvement plans or final inspection for development on Lot 2, 8,**

10, 12 and 13, a cost estimate for a planting plan, installation of new trees, and maintenance of new trees for a period of five years shall be prepared by a qualified individual (e.g., landscape contractor) and shall be reviewed and approved by the County Department of Planning and Building. **Prior to initiation of subdivision improvements or site grading**, a performance bond equal to the cost estimate shall be posted by the applicant.

BR-20 Tree Monitoring. Prior to recordation of the final map or final inspection for development on Lot 2, 8, 10, 12 and 13, to guarantee the success of the new trees, the applicant shall retain a qualified individual (e.g., certified arborist, landscape architect/ contractor, certified nurseryman), to monitor the new trees' survivability and vigor until the trees are successfully established, and prepare monitoring reports, on an annual basis, for no less than five years. Based on the submittal of the initial planting letter, the first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the initially required vegetation is successfully established. Additional monitoring will be necessary if initially required vegetation is not considered successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of initially planted vegetation and approved by the Environmental Coordinator. The cost for the five year monitoring period shall be the responsibility of the applicant.

hh. **BR-21 Drainage Modifications. At the time of application for subdivision improvement plans, grading permits and construction permits for individual lots**, the applicant shall clearly show on the project plans all revised drainage patterns that are within 100 feet upslope of any existing (oak) trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these oak trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage. If the historic drainage pattern and flow volume cannot be maintained for these trees, the drainage plan shall be submitted to the County for review. The County will determine the significance to the affected trees from the proposed drainage pattern changes and require appropriate replacement levels (up to 4:1 replacement ratio). The applicant agrees that at such time, the County recommended level of tree replacement along with any suggested measures to improve the success of existing and new trees will be completed. Additional monitoring of existing and/or replacement trees may also be required.

ii. **BR-22 Oak Trimming. At the time of application for subdivision improvement plans, grading permits and construction permits for individual lots**, the applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks:

i. Avoid making tree top heavy and more susceptible to "blow-overs"
ii. Minimize removal of larger lower branches
iii. Reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation
iv. Retain the wildlife that is found only in the lower branches
v. Retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers)
vi. Retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock

(10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance.

vii. If trimming is necessary, the applicant agrees to either use a skilled certified arborist or apply techniques accepted by the International Society of Arboriculture when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

jj. **BR-23 Understory Protection. At the time of application for subdivision improvement plans, grading permits and construction permits for individual lots**, the applicant agrees to the following to minimize impacts to the sensitive oak woodland understory habitat:

i. All native vegetation removal shall be shown on all applicable grading/ construction or improvement plans, and reviewed/ approved by the County (Planning and Building Dept.) before any work begins.

ii. Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CDF. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation). Additional removal of non-native vegetation could be approved with a landscape plan.

iii. Any CC&R's created shall include the above provisions to protect the native habitat.

Cultural Resources

kk. **CR-1 During any ground disturbing activities associated with the subdivision improvement or development on individual lots,** per Section 22.10.040 of the County's Land Use Ordinance In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

i. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

ii. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

Fire Safety

ll. **FS-1 Fire Safety – Compliance. Prior to recordation of the final map, and issuance of construction permits for individual lots**, the applicant agrees to abide by the recommendations made by the CAL FIRE, in the letter dated September 25, 2013 and the Fire Safety Standards LUO Sec. 22.05.086.

Erosion, Sedimentation and Drainage Control

mm. **ER-1 Drainage Plan Required. Prior to recordation of the final map and issuance of construction permits on all lots**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased

runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.

nn. **ER-2 Erosion & Sedimentation Control Plan. Prior to recordation of the final map and issuance of construction permits on all lots**, the applicant shall submit a sedimentation and erosion control plan per County Land Use Ordinance (Inland), Sec. 22.52.09) and incorporate measures into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices, final erosion control measures and best management practices (BMPS) to reduce long-term, chronic input of sediment from future point sources.

i. Slope surface stabilization: Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.
ii. Erosion and sedimentation control devices: In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water, and revegetation with a rapid growing native seed mix.
iii. Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.
iv. Control of off-site effects: All grading activities shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.
v. Best Management Practices aimed to reduce long-term, chronic input of sediment from future point sources as recommended in the Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study (Swanson Hydrology & Geomorphology, January 2006).

oo. **ER-3 Stormwater Pollution Prevention Plan. At the time of application for subdivision improvement plans and construction permits for all lots ,** the Applicant shall provide the County evidence that a stormwater pollution prevention plan has been prepared meeting RWQCB standards. This Plan shall be retained on site **during construction**.

Condition Compliance/Environmental Monitoring

pp. **EM-2 Environmental Monitor**. **Prior to recordation of the final map and/or issuance of a grading permit for construction on all lots**, the applicant shall retain a qualified individual, approved by the County Environmental Coordinator, to monitor the mitigation measures and to provide satisfactory evidence to the County Environmental Coordinator that the above measure(s) has been completed, including the date of its completion.

The monitor will prepare a working monitoring plan that reflects the County-approved environmental mitigation measures/ conditions of approval. This plan will include (1) goals, responsibilities, authorities, and procedures for verifying compliance with environmental mitigations; (2) lines of communication and reporting methods; (3) daily/ weekly/ monthly and/annual reporting of compliance; (4) construction crew training

regarding environmental sensitivities; (5) authority to stop work; and (6) action to be taken in the event of non-compliance.

As individual development is proposed, it will be reviewed by the County for the need of an environmental monitor. If an environmental monitor is determined necessary by the County, the monitor shall use the above process as it relates to the specific lot proposed for development.

qq. **EM-3 Environmental Monitor - Reporting**. **Prior to recordation of the final map and/or final inspection of the construction for all lots,** the applicant's monitor(s) shall verify all mitigation measures has been successfully established / maintained, and prepare monitoring reports, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial completion date and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the measure has been successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain compliance with all mitigation measures.

Well Metering & Reporting

~~qq.~~rr. **Well Metering. Prior to final inspection of the construction for all lots,** individual lot owners shall install well meters and record monthly well use data. The well data shall be submitted annually to the City of Arroyo Grande Department of Public Works, and (if requested) the County of San Luis Obispo until it is deemed no longer necessary by both the City and the County.

Covenants, Conditions and Restrictions:

51. The developer shall submit proposed Covenants, Conditions, and Restrictions (CC&R) for the subdivision to the county Department of Planning and Building for review and approval, and shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. The CC&R shall provide at a minimum the following provisions:

a. Maintenance of all subdivision streets or roads until accepted by a public agency.
b. Maintenance of all private access roads in perpetuity.
c. Maintenance of all common areas within the subdivision in perpetuity.
d. Maintenance of all private and shared drainage basins, swales, pipes, inlets, and related appurtenances (fences, landscaping, etc) in a viable condition on a continuing basis into perpetuity.
~~c.~~e. Maintenance of all private and shared post construction sediment control Best Management Practices in a viable condition on a continuing basis into perpetuity.
~~d.~~f. Operation and maintenance of public road frontage landscaping~~, street lighting~~, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
~~e.~~g. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

Building Restriction

~~f.~~h. **Flood Hazard.** The limits of inundation from a 100 year storm over Lot 13 shall be shown on the additional map sheet and CC&R. Building sites shall be located out of areas subject to flooding and all future building permit submittals shall show compliance with County Code 22.14.060, Flood Hazard.

~~g.~~i. **Building Envelope. At the time of application for construction permits for each lot**, the applicant shall clearly delineate the building site(s) and/or building control line(s) on the project plans, as shown on the approved tract map/site plan. With the exception of Lot 12 and 13, all new development (e.g. residences, detached garages, guest houses, sheds, septic tanks and leach lines) shall be completely located within the building envelope(s) and/or within the building control line(s). Lot 12 and 13 leach lines may be located outside the building envelopes, open space easement areas and driplines of existing/replanted coast live oak trees or other sensitive vegetation, as identified in the botanical report, to the minimal area necessary for such system to function effectively.

~~h.~~j. **Development Limitation.** The following shall apply to the areas within the open space easement and remainder areas outside of the building envelopes:

i. No oak trees, or other visually significant vegetation, shall be impacted or removed. For Lot 2, 12, and 13, removal of trees shall be minimal to feasibly allow areas for leach fields *(Refer to Additional Map Sheet Condition ee for identified oaks for future development impacts);*
ii. No activities (including crop production, grazing or the keeping of animals) shall be allowed in the open space easement that could adversely impact the

sensitive vegetation, as defined in the Botanical Assessment (Appendix C, Terra Verde Environmental Consulting, 2013);

iii. Any removal of non-sensitive vegetation shall be done by hand, and by a qualified individual that can identify and avoid those sensitive species identified in the Botanical Assessment - Exhibit "A" (open space areas and building envelopes).

iv. All applicable plans submitted to the County for approval shall show open space areas and building envelopes, and all trees outside of the building envelopes shall be protected during all construction activities. Plans shall show how these trees will be protected from any disturbance/ compaction at 1-1/2 times the distance between the trunk and dripline edges (e.g., install sturdy fencing, install retaining walls, etc.). This protection shall be installed prior to construction work beginning and remain in effect during the entire construction phase.

Aesthetics

~~i.~~k. **Screening with Existing Trees. Upon submittal of construction permits for each lot**, plans shall show existing trees that are outside, but within 50 feet, of the building envelopes. Residences shall be located far enough away from these trees to avoid the need of trimming or removing any of these potential screening trees.

~~j.~~l. **Color & Material Palette. Prior to issuance of construction permits on each lot**, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, chimneys etc. and darker green, grey, slate blue, or brown colors for the roof structures. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County). Proposed residence shall have hipped roof forms or shaped to follow the sloped hill forms with rounded profiles. No projecting angles or long boxed ridgelines shall be allowed.

~~k.~~m. **Exterior Lighting. Prior to issuance of construction permits on each lot**, the applicant shall provide a lighting plan showing shielded exterior street and home lighting in order to screen light sources from neighboring properties.

~~l.~~n. **Visibility from Public Roads. Prior to issuance of construction permits for Lot 5, 6, 12 and 13**, the following shall be submitted to the County for review and approval;

i. Building elevations along with a through-the-site cross section from the most visible points the closest public road that clearly illustrates the relationship between the proposed development and the backdrop landforms (not including existing residences) to determine if silhouetting will occur with the proposed development. All efforts shall be made to avoid silhouetting (e.g., redesign, locate in less visible area, etc.)

ii. If any proposed structures could silhouette, the project shall complete a pre-construction visual study including, but not necessarily limited to, a pylon or stick simulation to represent the structure height at finished floor elevation to show that silhouetting will not occur. The design of two story structures shall avoid any large massing or large vertical or horizontal uninterrupted surfaces.

iii. Construction plans with information of materials, colors, location, and landscaping of the proposed residences showing the building(s) receding into the natural environment and screened from public road views.

iv. If screening landscaping is required, a five-year monitoring program shall be required to verify establishment of landscaping installed.

~~m.~~o. **Cut & Fill Slope. At the time of application for construction permits for each lot**, the applicant shall clearly delineate the vertical height of all cut and fill slopes on the project plans and the border of cut slopes and fills rounded off to a minimum radius of five feet. No cut or fill area that will be visible from public roads shall exceed six feet in vertical height above or below the existing ground surface. For any visible cuts from key viewing areas previously identified, sufficient topsoil shall be stockpiled and reapplied or re-keyed over these visible cut areas to provide at least 8" of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation.

~~n.~~p. **Water Tanks. At the time of application for construction permits for each lot**, the applicant shall clearly delineate on the project plans the location and visual treatment of any new water tank(s). All water tanks shall be located in the least visually prominent location feasible when viewed from Old Oak Park Road, Vetter Lane and Erhart Road. Screening with topographic features, existing vegetation or existing structures shall be used as feasible. If the tank(s) cannot be fully screened with existing elements, then the tank(s) shall be a neutral or dark, non-contrasting color, and landscape screening shall be provided. The applicant shall provide evidence that the proposed tank(s) are as low profile as is possible, given the site conditions. Landscape material must be shown to do well in existing soils and conditions, be fast-growing, evergreen and drought tolerant. Shape and size of landscape material shall be in scale with proposed tank(s) and surrounding native vegetation. Plans shall show how plants will be watered and what watering schedule will be applied to ensure successful and vigorous growth.

~~o.~~q. **Landscape Plan. At the time of application for construction permits for each lot**, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 22.16.040 of the San Luis Obispo County Land Use Ordinance and shall provide vegetation that will adequately blend the new development, including driveways, access roads, outbuildings, water tanks, etc., into the surrounding environment when viewed from Old Oak Park Road, Vetter Lane and Erhart Road.

Retaining walls, sound walls, and understories that exceed six feet in height shall be constructed in colors and tones compatible with the surrounding environment, and shall use textured materials and/or construction methods which create a textured effect, when viewed from Old Oak Park Road, Vetter Lane and Erhart Road. Landscaping that will either screen from in front or grow over from above the wall shall be established **prior to final inspection or issuance of a certificate of occupancy, whichever occurs first**.

Air Quality

p.r. **Dust Mitigation. During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

i. Reduce the amount of disturbed area where possible,
ii. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
iii. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
iv. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
v. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
vi. All dirt stock-pile areas should be sprayed daily as needed.

q.s. **Wood Burning.** No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

Biological Resources

r.t. **Manzanita – Protection. Prior to construction/ ground disturbing activities on Lot 6 and 11,** the two manzanita shall be flagged and avoided for protection. These areas to be protected shall be shown on all applicable construction plans. The protection devices shall be installed prior to any vegetation removal and remain in place throughout the grading and/or construction and or/ improvement phase(s). If it is determined at a later date that these two manzanitas will be impacted or removed, prior approval from the County shall be received. The County shall require replacement of each manzanita removed at 2:1 ratio on site within a location that will be protected in perpetuity. Documentation of survival of the replacement manzanitas after five years shall be provided to the County.

s.u. **American Badger – Preconstruction Survey & Avoidance. No more than 30 days prior to ground disturbing activities associated with development on individual lots**, a County-qualified biologist shall conduct a pre-construction survey within all potentially impacted areas of suitable badger habitat. If dens are discovered, they will be inspected to determine if they are currently occupied. If dens are determined to be inactive by the qualified biologist, they will be excavated by hand to prevent re-occupation prior to construction. If the qualified biologist determines that potential dens may be active during the *non-breeding season (May to December)*, the entrances of the dens shall be blocked with soil, sticks, and debris for three to five days to discourage the use of these dens prior to project disturbance. The den entrances shall be blocked to an incrementally greater degree over the three to five day period. After the qualified biologist determines that badgers have stopped using active dens

within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use during construction. If badgers are found during their *breeding and rearing season (May to December),* dens shall be avoided by a 200-foot buffer to protect them from construction activities. If these dens cannot be avoided after the breeding season has concluded, the above measures will be followed.

Prior to map recordation or final inspection of individual lot construction permits, a written report documenting all badger related activities (e.g. den flagging, monitoring, badger removal, etc.) shall be provided to the County. A copy of the report will also be provided to the CDFW.

~~t.~~v. **Monarch Butterfly – Preconstruction Survey & Avoidance. Prior to ground disturbing activities associated with development on individual lots,** the site shall be surveyed by a qualified biologist for the presence of wintering Monarch butterflies if construction occurs during the Monarch butterfly overwintering period (November to February). The eucalyptus grove located along the southwestern edge of Lot 4,7,8,10 and 12 shall be avoided. If eucalyptus trees are proposed to be removed in the future, a County -qualified biologist shall determine if Monarch butterflies are utilizing the site for overwintering between November and February. If they are discovered to be overwintering, the Applicant or lot owner shall contact the County to address avoidance and mitigation measures.

~~u.~~w. **California Red-legged Frog, Silvery Legless Lizard, and General Wildlife - No more than 15 days prior to ground disturbing activities related to development on individual lots**, a County-qualified biologist shall conduct a pre-construction wildlife survey on the site in all potentially suitable habitats for additional special-status wildlife species. Due to the marginally suitable habitat present on site and distance to nearest documented occurrences, no protocol-level surveys are recommended. If previously undocumented sensitive species are discovered, the applicant shall consult with the County and/or the appropriate resource agencies prior to any work occurring on the site.

A qualified biological monitor shall be present during all clearing, grubbing, and earthwork (up to one foot in depth) in or adjacent (within 50 feet) to suitable habitat (e.g., duff, seeps, creek, wetlands). Any wildlife observed will be relocated to suitable adjacent habitat well away from areas that will be disturbed.

~~v.~~x. **Nesting Birds – Pre-Construction Survey & Protection. Prior to any vegetation clearing and grading associated with development on individual lots,** the applicant shall avoid such construction activities during the typical avian nesting season (February 15 to August 15) to protect sensitive avian species and those species protected by the MBTA, If avoiding construction during this season is not feasible, a qualified biologist shall survey the area *within one week* prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged. A non-disturbance buffer of 50 feet will be placed around all non-sensitive, passerine bird species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until the Applicant's biologist has determined that the young have fledged. If special- status avian species are identified, no work will begin until an appropriate buffer is determined by consultation with the County's Environmental Coordinator, local CDFW biologist, and/or the USFWS.

~~w.~~y. **Riparian – Wildlife Protection. Prior to the initiation of development on Lot 2, 4 and 13 (including access road),** a pre-activity wildlife survey shall be conducted by a County-approved, qualified biologist. The focus of this survey includes all special status wildlife species including the potentially-occurring reptiles (Silvery Legless Lizard) and amphibians (California Red-legged Frog) mentioned in the Biological Assessment for Hurley Tract (Terra Verde, Aug 2013).

~~x.~~z. **Riparian - Other Agency Permits. Prior to the initiation of the construction of the access road to Lot 13,** should the proposed development need to span the riparian corridor, or disturb any riparian habitat and/or wetland habitat, the applicant understand that they will need to contact the following agencies to determine the need for other state or federal permits: California Department of Fish and Wildlife, U.S. Fish & Wildlife Service, National Marine Fisheries Service, Army Corps of Engineers. When such permits are required, any applicable requirement shall be shown on applicable construction drawings and adhered to during construction. Copies of such Agency-approved permits shall be provided to the County prior to **issuance of construction permit.**

~~y.~~aa. **Riparian Vegetation – Protection.** To minimize impacts to the riparian habitat, the applicant agrees to show on applicable drawings the following to be implemented **for the life of the project:**

i. All riparian vegetation shall be protected with a no-build easements shown on recorded maps. These no-build easements shall be shown on all applicable grading /construction or improvement plans.
ii. All development on site will have minimum setback requirements of at least 50 feet from all CDFW/County wetlands and at least 100 feet from federal wetlands and waters.
iii. Crop production and livestock shall not be allowed within the riparian habitat area.
iv. All allowed uses within the riparian habitat area shall be “passive”, where the use will have either no or minimal impact on the habitat.

Any CC&R’s created shall include the above provisions to minimize impacts to the riparian habitat.

~~z.~~bb. **Erosion Control – Avoid Rainy Season.** Limit construction work in and around wetlands and waters as much as feasible. Construction activities shall occur only when conditions are dry. If this is not feasible or work will occur within perennial waterbodies, a dewatering plan or some other similar method shall be developed and the appropriate agencies shall be consulted to acquire appropriate permits **prior to the permit issuance for development on individual lots.**

~~aa.~~cc. **Bioswale Planting.** Any proposed bioswale and/ or drainage feature(s) for both subdivision road and future development on individual lots shall be planted with native, hydrophytic plant species similar to species found on site.

~~bb.~~dd. **Surface Water Protection**. **. At the time of application for construction permits for each lot**, an erosion and sedimentation control plan shall be developed outlining BMPs, which shall be implemented to prevent erosion and sedimentation into the stream or wetland features during construction. Acceptable stabilization methods include the use of weed-free, natural fiber [i.e., non-monofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the project. For long-term site stabilization, native vegetation appropriate to

the site will be planted to minimize erosion and sedimentation, as needed. The following general measures to minimize impacts to sensitive resources are recommended:

i. The use of heavy equipment and vehicles shall be limited to the proposed project limits, driveway/road, and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with visible flagging and/or fencing. No work shall occur outside these limits.

ii. All equipment and materials shall be stored at least 100 feet away from the stream and wetland features at the end of each working day. Secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the stream and/or wetlands when equipment must be staged, fueled, or repaired within 100 feet of the resource.

iii. During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 100 feet from the stream channel and wetland features. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering water bodies. In addition, all equipment and materials shall be stored/stockpiled away from the stream and wetlands. Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

iv. Prior to project initiation, all applicable agency permits with jurisdiction over the project area (e.g., CDFW) should be obtained (as necessary). All additional mitigation measures required by these agencies would be implemented as necessary throughout the duration of the project.

~~cc.~~ee. **Sensitive Habitat Protection.** To minimize impacts to the sensitive habitat identified and mapped on the subdivision plan, the applicant agrees to the following:

i. The sensitive vegetation areas, building envelopes and identified oak trees will be shown on the additional map sheet as shown on Figure 7: Sensitive Resources Map, Hurley Ranch Biological Assessment, Terra Verde August 2013, Oak Tree Inventory of Lot 12 and 13, Terre Verde February 2, 2016, and Tract 3053 Site Plan with Building Envelopes – Sheet TM-4, RRM Group – March 11, 2016. The sensitive habitat shall be protected during construction with highly visible and sturdy fencing.

ii. Vegetation removal of native habitat shall be minimized and limited to what is shown on the County-approved grading/ construction /improvement plans.

iii. Vegetation clearance or modification for fire safety purposes shall be limited to the minimum setbacks required by CAL FIRE. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/ trim only enough vegetation to create non-contiguous islands of native vegetation).

iv. No livestock shall be allowed within the native habitat area.

v. All allowed uses within the native habitat area shall be “passive”, where the use will have either no or minimal impact on the habitat.

vi. Any CC&R’s created shall include the above provisions to minimize impacts to the native habitat.

~~dd.~~ff. **Compliance/Monitoring. Prior to construction permit issuance for all lots**, all 1) native vegetation removal, and 2) sensitive habitat protection measures to be implemented during construction, shall be shown on all applicable grading/ construction or improvement plans and reviewed/ approved by the County (Planning and Building Dept.) **before any work or vegetation removal begins**. **During construction** and for the **life of the project** all of the above measures shall be adhered to. **Prior to final**

inspection/ occupancy of individual lot construction permits, the applicant shall provide verification to the satisfaction of the County that the applicable measures above have been adhered to.

~~ee.~~gg. **Oak Tree Removal/Protection. At the time of application for construction permits for each lot**, improvement plans shall clearly delineate all trees within 50 feet of the proposed improvements, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed. A map clearly showing the locations of the impacted/ removed oak tree(s) larger than 6 inches at 4 feet height. For Lot 12 and 13, the following oak impacts are expected:

- Lot 12 Building Envelope: Development of Lot 12 has the potential to result in the impact and/or removal of oak trees #128 and 129.
- Lot 13 Access: The access driveway to Lot 13 would result in the removal of oak trees #168, 169, 173 and 174 and potential impacts to #161 and 175.
- Lot 13 Building Envelope: Development of Lot 13 has the potential to result in the impact and/or removal of oak trees #152 to 155.

Prior to any ground disturbing activities, adequate protection measures (e.g., sturdy fencing) per the approved construction plans, shall be installed to protect those trees identified to remain unharmed as well as to minimize impacts for those trees identified as being impacted. Protection measures shall remain in good working order during construction.

~~ff.~~hh. **Tree Replacement. At the time of application for construction permits for each lot,** if oak trees are to be impacted or removed, a replacement plan shall be included which shows all trees (6" diameter or greater at 4 feet from ground) identified to be removed and impacted. Removed trees shall be replaced at a 4:1 ratio and impacted trees at a 2:1 ratio. Average tree planting density shall be no greater than 20 feet on center. The tree replacement plan shall also indicated the method for irrigation, mulching, caging and what amendments will be used until the plants are successfully established.

These seedlings will be cared for (e.g. adequate watering, weeding, remedial work) until they are successfully established. Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).

~~gg.~~ii. **At the time of final inspection of construction permits**, the applicant shall submit a letter from the qualified botanist stating that all of the required replacement/ landscaping vegetation was planted and any other related specified measures are in place (e.g., irrigation, mulching, etc.).

~~hh.~~jj. **Tree Cost Estimate**. **Prior to final inspection for development on Lot 2, 8, 10, 12 and 13**, a cost estimate for a planting plan, installation of new trees, and maintenance of new trees for a period of five years shall be prepared by a qualified individual (e.g., landscape contractor) and shall be reviewed and approved by the County Department of Planning and Building. **Prior to initiation of site grading**, a performance bond equal to the cost estimate shall be posted by the applicant.

~~ii.~~kk. **Tree Monitoring. Prior to recordation of final inspection for development on Lot 2, 8, 10, 12 and 13**, to guarantee the success of the new trees, the applicant shall retain a qualified individual (e.g., certified arborist, landscape architect/ contractor, certified nurseryman), to monitor the new trees' survivability and vigor until the trees are successfully established, and prepare monitoring reports, on an annual basis, for no less than five years. Based on the submittal of the initial planting letter, the first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the initially required vegetation is successfully established. Additional monitoring will be necessary if initially required vegetation is not considered successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain the population of initially planted vegetation and approved by the Environmental Coordinator. The cost for the five year monitoring period shall be the responsibility of the applicant.

~~jj.~~ll. **Drainage Modifications. At the time of application for construction permits for each lot**, the applicant shall clearly show on the project plans all revised drainage patterns that are within 100 feet upslope of any existing (oak) trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these oak trees. If not feasible, the drainage plan shall clearly show which trees would be receiving more or less drainage. If the historic drainage pattern and flow volume cannot be maintained for these trees, the drainage plan shall be submitted to the County for review. The County will determine the significance to the affected trees from the proposed drainage pattern changes and require appropriate replacement levels (up to 4:1 replacement ratio). The applicant agrees that at such time, the County recommended level of tree replacement along with any suggested measures to improve the success of existing and new trees will be completed. Additional monitoring of existing and/or replacement trees may also be required.

~~kk.~~mm. **Oak Trimming. At the time of application for construction permits for each lot**, the applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks:

i. Avoid making tree top heavy and more susceptible to "blow-overs"
ii. Minimize removal of larger lower branches
iii. Reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation
iv. Retain the wildlife that is found only in the lower branches
v. Retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers)
vi. Retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance.
vii. If trimming is necessary, the applicant agrees to either use a skilled certified arborist or apply techniques accepted by the International Society of Arboriculture when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

~~ll.~~nn. **Understory Protection. At the time of application for construction permits for each lot,** , the applicant agrees to the following to minimize impacts to the sensitive oak woodland understory habitat:

i. All native vegetation removal shall be shown on all applicable grading/ construction or improvement plans, and reviewed/ approved by the County (Planning and Building Dept.) before any work begins.

ii. Vegetation clearance for fire safety purposes shall be limited to the minimum setbacks required by CDF. Where feasible, all efforts will be made to retain as much of this vegetation within the setback as possible (e.g. remove/trim only enough vegetation to create non-contiguous islands of native vegetation). Additional removal of non-native vegetation could be approved with a landscape plan.

iii. Any CC&R's created shall include the above provisions to protect the native habitat.

Cultural Resources

~~mm.~~oo. **During any ground disturbing activities associated with the development on individual lots,** per Section 22.10.040 of the County's Land Use Ordinance In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply:

i. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

ii. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

Fire Safety

~~nn.~~pp. **Fire Safety – Compliance. Prior to issuance of construction permits for individual lots**, the applicant agrees to abide by the recommendations made by the CAL FIRE, in the letter dated September 25, 2013 and the Fire Safety Standards LUO Sec. 22.05.086.

Erosion, Sedimentation and Drainage Control

~~oo.~~qq. **Drainage Plan Required. Prior to issuance of construction permits on all lots**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows.

~~pp.~~rr. **Erosion & Sedimentation Control Plan. Prior to issuance of construction permits on all lots**, the applicant shall submit a sedimentation and erosion control plan per County Land Use Ordinance (Inland), Sec. 22.52.09) and incorporate measures into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices, final erosion control measures and best management practices (BMPS) to reduce long-term, chronic input of sediment from future point sources.

i. Slope surface stabilization: Temporary mulching, seeding or other suitable stabilization measures approved by the County Engineer shall be used to protect all exposed erodible areas. Earth interceptors and diversions shall be installed at the top of cut or fill slopes where there is a potential for erosive surface runoff.

ii. Erosion and sedimentation control devices: In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water, and revegetation with a rapid growing native seed mix.

iii. Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.

iv. Control of off-site effects: All grading activities shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

v. Best Management Practices aimed to reduce long-term, chronic input of sediment from future point sources as recommended in the Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study (Swanson Hydrology & Geomorphology, January 2006).

~~qq.~~ss. **Stormwater Pollution Prevention Plan. At the time of application for construction permits for each lot,** the Applicant shall provide the County evidence that a stormwater pollution prevention plan has been prepared meeting RWQCB standards. This Plan shall be retained on site **during construction**.

Condition Compliance/Environmental Monitoring

~~rr.~~tt. **Environmental Monitor**. **Prior to issuance of a grading permit for construction on each lot**, the applicant shall retain a qualified individual, approved by the County Environmental Coordinator, to monitor the mitigation measures and to provide satisfactory evidence to the County Environmental Coordinator that the above measure(s) has been completed, including the date of its completion.

The monitor will prepare a working monitoring plan that reflects the County-approved environmental mitigation measures/ conditions of approval. This plan will include (1) goals, responsibilities, authorities, and procedures for verifying compliance with environmental mitigations; (2) lines of communication and reporting methods; (3) daily/ weekly/ monthly and/annual reporting of compliance; (4) construction crew training regarding environmental sensitivities; (5) authority to stop work; and (6) action to be taken in the event of non-compliance.

As individual development is proposed, it will be reviewed by the County for the need of an environmental monitor. If an environmental monitor is determined necessary by the County, the monitor shall use the above process as it relates to the specific lot proposed for development.

uu. **Environmental Monitor - Reporting**. **Prior to final inspection of the construction for each lot,** the applicant's monitor(s) shall verify all mitigation measures has been successfully established / maintained, and prepare monitoring reports, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial completion date and thereafter on

an annual basis until the monitor, in consultation with the County, has determined that the measure has been successfully established. The applicant, and successors-in-interest, agrees to complete any necessary remedial measures identified in the report(s) to maintain compliance with all mitigation measures.

Well Metering & Reporting

vv. **Well Metering. Prior to final inspection of the construction for all lots,** individual lot owners shall install well meters and record monthly well use data. The well data shall be submitted annually to the City of Arroyo Grande Department of Public Works, and (if requested) the County of San Luis Obispo until it is deemed no longer necessary by both the City and the County.

Miscellaneous

52. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

53. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS USING INDIVIDUAL WELLS AND SEPTIC TANKS

1. Each parcel shall have its own private well(s) for a domestic water supply approved by the county Health Department, except as set forth in 2C.

2. Operable water facilities shall exist prior to the filing of the final parcel map. Evidence of adequate and potable water, shall be submitted to the county Health Department, including the following:

   A. (Potability) A complete on-site chemical analysis shall be submitted for evaluation for each of the parcels created or as required.

   B. (Adequacy) On individual parcel wells or test holes, a minimum four (4) hour pump test performed by a licensed and bonded well driller or pump testing business shall be submitted for review and approval for each of the new parcels created.

   C. If the applicant desires purveying water to two (2) or more parcels or an average of 25 or more residents or non-residents (employees, campers, etc.) on a daily basis at least sixty (60) days out of the year, application shall be made to the county Health Department for a domestic water supply permit prior to the filing of the final map. A bond may be used for operable water facilities (except well(s)). Necessary legal agreements, restrictions and registered civil engineer designed plans, in conformance with state and county laws and standards shall be submitted by the applicant and reviewed and approved by County Public Works and the county Health Department, prior to the filing of the final map.

3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal until community sewers may become available.

4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.

5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.

6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.

7. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.

8. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.

9. Any existing reservoir or drainage swale on the property shall be delineated on the map.

10. Prior to submission of the map “checkprints” to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.

11. Required public utility easements shall be shown on the map.

12. Approved street names shall be shown on the map.

13. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.

14. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.

15. Any private easements on the property shall be shown on the map with recording data.

16. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.

17. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.

18. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.

19. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.